



# Newberg Housing Needs Analysis Project Advisory Meeting #4

May 15, 2019

# Agenda

- Welcome
  - Approve meeting summary from PAC #3
- Project Update: Conclusions of the Housing Needs Analysis
- Review and Refine Housing Strategy
- Next Steps

# PAC Meeting Dates and Topics

PAC	Date	Topic(s)
PAC 1	Dec 20	Discuss framework and methodology for the Housing Needs Analysis, draft results of buildable lands inventory
PAC 2	Feb 27	Discuss housing market trends, housing projection and residential land sufficiency, begin to discuss housing policies
Open House 1	Feb 27	Provide a project overview, discuss findings of the housing needs analysis and buildable land inventory
PAC 3	Mar 15	Discuss housing needs, discuss housing policies
PAC 4	May 15	Revisit residential land sufficiency, refine housing recommendations
Open House 2	May 15	Discuss housing needs, residential land sufficiency, and housing policies
PAC 5 (optional)	May 30	<i>Discuss remaining issues before finalizing report, if needed</i>



# Project Update: Conclusions of the Housing Needs Analysis

# Housing Forecast

Variable	New Dwelling Units (2020-2040)
Change in persons	10,819
<i>minus</i> Change in persons in group quarters	778
<i>equals</i> Persons in households	10,041
Average household size	2.62
New occupied DU	3,832
<i>times</i> Aggregate vacancy rate	5.3%
<i>equals</i> Vacant dwelling units	203
<b>Total new dwelling units (2020-2040)</b>	<b>4,035</b>
<b>Annual average of new dwelling units</b>	<b>202</b>

Variable	New Dwelling Units (2020-2040)
New units accomodated through redevelopment	100
New accessory dwelling units	20
<b>Subset of toal new dwelling units (2020-2040)</b>	<b>120</b>

# Housing Forecast by Housing Type

Variable	Needed Mix
<b>Needed new dwelling units (2020-2040)</b>	<b>4,035</b>
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<b>equals Total new single-family detached DU</b>	<b>2,421</b>
Single-family attached	
Percent single-family attached DU	8%
<b>equals Total new single-family attached DU</b>	<b>323</b>
Multifamily	
Percent multifamily	32%
<b>Total new multifamily</b>	<b>1,291</b>
<b>equals Total new dwelling units (2020-2040)</b>	<b>4,035</b>

# New Units on Vacant/Partially Vacant Lands

	New Dwelling Units (2020- 2040)
<b>Dwelling Units Accomodated by ADU or through Redevelopment</b>	
Single-family detached	20
Single-family attached	
Multifamily	100
<b>Total Units in ADU or Redevelopment</b>	<b>120</b>
<b>Dwelling Units Requiring Vacant or Partially Vacant Unconstrained Land</b>	
Single-family detached	2,401
Single-family attached	323
Multifamily	1,191
<b>Total Units Requiring Vacant or Partially Vacant Land</b>	<b>3,915</b>

# Allocation of Units on Vacant/Partially Vacant

Comprehensive Plan Designation	Residential Plan Designations			PQ	Master and Specific Planned Areas		Total
	Low Density	Medium Density	High Density		Northwest Specific Plan	Springbrook District	
Dwelling Units							
Single-family detached	989	431	20	5	81	875	2,401
Single-family attached	-	69	19	-	-	235	323
Multifamily	20	372	564	-	-	235	1,191
<b>Total</b>	<b>1,009</b>	<b>872</b>	<b>603</b>	<b>5</b>	<b>81</b>	<b>1,345</b>	<b>3,915</b>
Percent of Units							-
Single-family detached	25%	11%	1%	0%	2%	22%	61%
Single-family attached	0%	2%	0%	0%	0%	6%	8%
Multifamily	1%	10%	14%	0%	0%	6%	30%
<b>Total</b>	<b>26%</b>	<b>22%</b>	<b>15%</b>	<b>0%</b>	<b>2%</b>	<b>34%</b>	<b>100%</b>

# Capacity and Land Sufficiency Results

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Sufficiency (Gross Acres)
Low Density	1,009	1,009	0	0
Medium Density	733	872	(139)	(18)
High Density	273	603	(330)	(18)
Public/Quasi-Public (R-1/R-2 Zones)	5	5	0	n/a
Northwest Specific Plan	81	81	0	n/a
Springbrook District	1,345	1,345	0	n/a
<b>Total</b>	<b>3,446</b>	<b>3,915</b>	<b>(469)</b>	<b>-</b>

To accommodate Group Quarters:

Land Needed for Group Quarters	Assumption
New Population in Group Quarters	778
Needed Dwelling Units for Group Quarters*	778
Density Assumption (HDR)	18.7
Needed Gross Acres (HDR)	41.5
<b>Revised Land Sufficiency (HDR)</b>	<b>(59)</b>

\*1 person per dwelling unit

# Capacity and Land Sufficiency Results

Demand for new housing units and land needed, 2019-2020

Plan Designation	Demand for New Housing Units	Density Assumption (DU/Gross Acre)	Land Needed (Gross Acres)
Low Density	96	4.8	20
Medium Density	56	7.6	7
High Density	46	18.7	2
<b>Total</b>	<b>198</b>		<b>30</b>

Revised capacity and land sufficiency

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Needed for Group Quarters (Gross Acres)	Land Sufficiency (Gross Acres)
Low Density	1,009	1,105	(96)		(20)
Medium Density	733	928	(195)		(26)
High Density	273	649	(376)	42	(62)
Public/Quasi-Public (R-1/R-2 Zones)	5	5	0		n/a
Northwest Specific Plan	81	81	0		n/a
Springbrook District	1,345	1,345	0		n/a
<b>Total</b>	<b>3,446</b>	<b>4,113</b>	<b>(667)</b>		<b>(107)</b>

# Final Results

- Newberg can accommodate **3,446** units on vacant and partially vacant lands, but needs **4,113** units (**667 deficit**)
- A **667** unit shortage, is a **deficit** of approximately **107** acres of residential land



# Housing Strategy

# Housing Strategy Framework



# Strategic Priorities and Actions

## Strategy 1: Ensure an adequate supply of land that is available and serviceable

Action	2019-20	2020-21	2021-22
Conduct a full analysis of land sufficiency within the Newberg UGB	✓		
Evaluate establishing mandated maximum lot size standards		✓	
Evaluate establishing minimum density standards		✓	
Evaluate expanded cluster development standards			✓
Evaluate expanding density bonuses			✓

# Strategic Priorities and Actions

Strategy 2: Provide opportunity for a wider variety of housing types (supply, affordability, quality)

Action	2019-20	2020-21	2021-22
Allow Duplexes/Triplexes/Quads in single family zones	✓		
Allow Small/Tiny Homes		✓	

# Strategic Priorities and Actions

## Strategy 3: Develop mandates and incentives that support affordable housing

Action	2019-20	2020-21	2021-22
Establish vertical housing tax abatement district	✓		
Establish an affordable housing property tax abatement			✓
Evaluate potential for Urban Renewal Districts	✓		
Establish a Construction Excise Tax	✓		



Next Steps

# Next Steps

- Finalize products for DLCD
- Public Meeting #2: Tonight at 6 PM

# ECONorthwest

ECONOMICS • FINANCE • PLANNING



Eugene



Portland



Seattle



Boise